

## **PUBLIC HEARING NOTICE**

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

Agency: Board of Appeals, Village of Sea Cliff  
Date: July 15 2014  
Time: 8:00 pm  
Place: Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York

Subject: [Continued] application of Cynthia Young, 22 Bathway Steps, Sea Cliff, New York to construct a second floor deck above an existing deck and a rear addition to the second floor of a garage to accommodate a bathroom for use with an art studio, which construction requires variances of the following Village Code sections: (a) 138-504 to maintain a lot size of 3,529 square feet, where a minimum of 10,000 square feet is permitted; (b) 138-505 to increase lot coverage to 973 square feet, where a minimum of 1,058.7 square feet is permitted; (c) 138-506 to maintain a front property line of 18.2 feet, where a minimum of 100 feet is required; (d) 138-507 to maintain a lot width of 18.2 feet, where a minimum of 100 feet is required; (e) 138-509 to maintain a lot width at the setback line of 50 feet, where the minimum required is 100 feet; (f) 138-511 to maintain side yards of 12.5 feet and 4 feet, where a minimum of 15 feet is required; (g) 138-512 to maintain a rear yard of 8.3 feet, where a minimum of 30 feet is required; (h) 138-514.1 to increase floor area to 1,833 square feet, where the maximum permitted is 1,552.76 square feet; (i) 138-516 to increase the size of an accessory structure in a front yard, where no such structure is permitted; and (j) 138-1102 to increase a non-conformity where no such increase is permitted. Premises are designated as Section 21, Block 197, Lot 232 on the Nassau County Land and Tax Map.

[Continued] Application of Manish and Pooja Vira, 328 Carpenter Avenue, Sea Cliff, New York to reconstruct a residence, which construction requires variances of the following Village Code sections: (a) 138-513 to maintain a height of 38.6 feet where a maximum of 30 feet is permitted; (b) 138-514.1 to increase the floor area to 5,688 square feet, where a maximum of 4,389 square feet is permitted; and (c) 138-516 to maintain a side yard setback of 12.9 feet, where a minimum of 15 feet is required. Premises are designated as Section 21, Block 60, Lot 256 on the Nassau County Land and Tax Map.

Application of Philip and Dorothy Davidow, 93 Ransom Avenue, Sea Cliff, New York to construct a second floor addition, covered porch and wood deck, which construction requires variances of the following Village Code sections: (a) 138-506 to maintain a front property line length of 89.04 feet, where a minimum of 100 feet is required; (b) 138-507 to maintain a lot width of 89.04 feet, where a minimum of 100 feet is required; (c) 138-509 to maintain a lot width at the setback line of 89.04 feet, where a minimum of 100 feet is required; (d) 138-511 to maintain side yard setbacks of 10 and 10.6 feet, where the minimum required setback is 15 feet; (e) 138-513.1 in that the construction encroaches into the height-setback area, where no such encroachment is permitted; (f) 138-514.1 in that the floor area will be 4,550 square feet, where a maximum of 3,750 square feet is permitted; and (g) 138-1102 to permit an increase in a non-conformity, where no such increase is permitted. Premises are designated as Section 21, Block 109, Lot 13 on the Nassau County Land and Tax Map.

Application of Rachel Gonzalez and Gerard Camarano, 21 Laurel Avenue, Sea Cliff to construct a second floor addition, which construction requires variances of the following Village Code sections: (a) 138-506 to maintain a front property line length of 75 feet, where a minimum of 100 feet is required; (b) 138-507 to maintain a lot width of 75 feet, where a minimum of 100 feet is required; (c) 138-509 to maintain a lot width at the setback line of 75 feet, where a minimum of 100 feet is required; (d) 138-511 to maintain side yard setbacks of 9.5 and 12.8 feet, where the minimum required setback is 15 feet; (e) 138-513.1 in that the construction will encroach into the height-setback ratio plane, where no such encroachment is permitted; and (f) 138-1102 in that the addition will increase a non-conformity, where no such increase is permitted. Premises are designated as Section 21, Block K, Lot 4 on the Nassau County Land and Tax Map.

At the said time and place, all interested persons may be heard with respect to the foregoing matters. All relevant documents may be inspected at the office of the Village Clerk, Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York, during regular business hours.

Any person having a disability which would inhibit attendance at or participating in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participating.

Dated: July 2, 2014

BY ORDER OF THE BOARD OF APPEALS